

**ATTACHMENT 2
EXHIBIT B / CONDITIONS OF APPROVAL
DRC2014-00037 / TURLEY**

Approved Development

1. This approval authorizes the conversion of an approximate 2,635 square-foot (sf) agriculture building into a wine processing facility and to allow the conversion of a 1,656 sf of cellar into wine storage. The project will result in 720 sf of site disturbance on a 9.66 acres parcel. Maximum case production allowed is 2,500 cases annually and is limited to grapes grown on-site.
2. This approval does not authorize public tasting, special events or industry-wide events.

Conditions to be completed at the time of application for construction permits or prior to issuance of construction permits

Development

3. All development shall be consistent with the approved site plan, and floor plans.

Access

4. **At the time of application for construction permits**, the applicant shall submit an application, fee and plans to the Department of Public Works to secure an Encroachment Permit to construct (or re-construct) the Ridge Road driveway approach in accordance with County Public Improvement Standard B-1a.

Permits

5. **The applicant shall obtain the following permits if required**, in addition to any and all other permits required by ordinance or code. Plans shall be prepared or certified by the licensed architect or engineer of record.
 - a. A building permit to convert the existing agriculture structure into a winery;
 - b. A building permit to convert the cellar under the existing agriculture structure and the cellar beside the single-family residence into wine storage;
 - c. A building permit for "Tenant Improvements."

Fire Safety

6. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CAL FIRE/County Fire Department for this proposed project and dated January 12, 2015.

Exterior Lighting

7. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Landscaping

8. **At the time of application for construction permits**, the applicant shall submit a landscape plan, which will provide partial screening of the winery from Ridge Road. The plan shall use a native and drought tolerant species.

Conditions to be completed prior to issuance of a construction permit

Wastewater

9. **Prior to issuance of construction permits**, the applicant shall submit documentation issued by the Regional Water Quality Control Board for land application of treated process winery wastewater, including all required permits, authorizations, and/or waivers.

Health Department

10. **Prior to issuance of a construction permit**, the applicant shall obtain the appropriate Health Department permits. The Health Department will require the following information:
 - a. A Hazardous Materials Questionnaire;
 - b. Evidence that there is adequate water to serve the proposal, on the site;
 - c. The applicant shall submit a site plan showing the location of water wells and the distance from wastewater systems.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Access

11. **Prior to occupancy or final inspection**, the Ridge Road primary driveway approach shall be reconstructed in accordance with County Public Improvement Standards driveway approaches constructed on County roads shall require an encroachment permit.

Fire Safety

12. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.

Department of Planning and Building

13. **Prior to occupancy of any structure**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Waste Discharge

14. **Prior to occupancy or final inspection**, the applicant shall submit documentation of a waste discharge permit or waiver issued by the Regional Water Quality Control Board.

Landscaping

15. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall implement the final approved landscape plan.

On-going conditions of approval (valid for the life of the project)**Time Limits**

16. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and finalized. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
17. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Fees

18. The applicant shall be responsible for paying to the Department of Public Works the Templeton B Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Lighting

19. All lighting fixtures shall be down shielded so that neither the lamp nor the related reflector interior surface or glare is visible from adjacent properties. Light hoods shall be dark colored.

Outdoor Storage

20. Long term outdoor winery storage areas shall be screened by solid fencing or landscaping and shall not be higher than the associated solid fence screening or landscaping, unless the storage area is not visible from any public road or adjacent properties.
21. Any water tanks associated with the project shall be a neutral, non-contrasting color, and landscape screening shall be provided so that the water tanks are not visible from any public road.

Pomace

22. Solid vegetable waste from the winery (pomace), shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.

APCD Requirements

23. As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.